

**AN ORDINANCE TO AMEND ARTICLE 23 OF THE WINCHESTER ZONING  
ORDINANCE PERTAINING TO PARKING RELIEF.  
TA-06-01**

*Ed. Note: The following text represents an excerpt of the Zoning Ordinance that are subject to change. Words with ~~strikethrough~~ are proposed for repeal. Words that are **boldfaced and underlined** are proposed for enactment. Existing ordinance language that is not included here is not implied to be repealed simply due to the fact that it is omitted from this excerpted text.*

Section 23-3

Upon application by the property owner, the zoning administrator may grant a modification to reduce the following development standards to the extent listed for each of the standards:

- a. Reduction of Setback, yard lot area or lot width requirements: A maximum of ten percent of the requirement. However, this section shall not be used to modify the standards listed in section 18-9-2.
- b. Enlargement of permitted sign area. No such enlargement shall be granted in excess of ten (10) percent of the maximum permitted area.
- c. Repair or reconstruction of a nonconforming structure or a conforming structure devoted to a nonconforming use that is destroyed or damaged in any manner to the extent that the cost of reconstructing the structure shall exceed fifty (50) percent of the cost of reconstructing the entire structure.
- d. ~~For any use in this Ordinance specifically listed requiring a special exception.~~

**Reduction of the requirements for off-street parking. No such reduction shall be granted in excess of ten (10) percent of the requirement.**

- e. Reduction of the separation of off-street parking areas from side or rear property lines or from site features more than six (6) inches above or below grade. No such reduction shall be granted in excess of ten (10) percent of the requirement.
- f. Repair and maintenance of any nonconforming structure or portion of a structure containing a nonconforming use. No such repair or maintenance shall be granted to an extent in excess of twenty-five (25) percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be.